

**Agenda – revised 12/12/17**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**January 3, 2018**  
**1:30 p.m.**  
**Room 208, City Hall**

1. **Call to order.**
2. **A public hearing to consider each of the following;**

**APPEAL #20121**– Appeal filed by DBA R& K Contracting LLC from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a warehouse in the rear and basement of 5970 Southwest Ave.

**WARD 24                      AOP-1978-17                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #20122** – Appeal filed by St. Louis Auto Car Sales from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto sales, no repair at 2727 Delmar.

**WARD 19                      AOP-2032-17                      ZONE: “H” – Area Commercial District**

**APPEAL #20123** – Appeal filed by The Virginia Hardware Project from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate manufacturing of furniture with retail sales at 4539 Virginia, 1<sup>st</sup> Floor.

**WARD 25                      AOP-1387-17                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #11045** – Appeal filed by Orlando Haskins from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct single family home, per plans, zoning only at 4220 Botanical Ave.

**WARD 8                      #AB-540288-17                      ZONE: “B” – Two Family Dwelling District**

**APPEAL #11046** – Appeal filed by Kranzberg Arts Foundation from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install stairwell to roof for access to event space/green roof per plans at 3224 Locust.

**WARD 19                      #AB-539257-17                      ZONE: “H” – Area Commercial District**

**APPEAL #10428** – Appeal filed by South Side Properties LLC - BP Corner Market, from the determination of the Building Commissioner to construct a convenience store/gas station, per plans, applying to amend condition #2 (to allow the sales of individual cans of beer) and condition #3 (to allow the sales of blunt cigars in original packaging) of the variance, at 701 Russell.

**WARD 7                      #AB-513632-14                      ZONE: “G” – Local Commercial and Office District**

**APPEAL #11053**– Appeal filed by Muhammed Al-Mutan from the determination of the Board of Public Service in the denial of conditional use permit #125279 authorizing the Appellant to construct a new pump canopy for an existing gas station and convenience store at 2800 N. Florissant.

**WARD 3 #AB-536670-17 / BPS 125279                      ZONE: “G” – Local Commercial and Office District**

3. **Deliberations on the above hearings**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on December 20, 2017.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Tim O'Connell, Mayor's Office  
Michelle Petersen, Neighborhood Business Development Director  
Rebecca Wright, City Counselor's Office  
Jimmie M. Edwards, Director of Public Safety  
Otis Williams, SLDC  
Dotti Pennington, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Don Roe, PDA  
Sherran White, Building Inspection Section  
Renee Cooley, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Jay Watson  
Russell Halliday  
Project Connect

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
Rebecca Wright, City Counselor's Office  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
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